

RESOLUTION NO. _____

**A RESOLUTION OF THE COUNCIL OF THE CITY OF
SANTA BARBARA TO ADOPT UPDATED SINGLE FAMILY
RESIDENTIAL DESIGN GUIDELINES**

WHEREAS, maintaining the aesthetic beauty and neighborhood compatibility of the City's single-family neighborhoods is an important goal;

WHEREAS, the City of Santa Barbara implemented a Neighborhood Preservation Ordinance and Single Family Design Guidelines in 1992 to direct Design Review of some two-story single-family homes and some home projects in the Hillside Design District;

WHEREAS, the City of Santa Barbara desires to respond to public requests to update the Neighborhood Preservation Ordinance and Single Family Design Guidelines to further address aesthetics and neighborhood compatibility of single-family neighborhoods;

WHEREAS, the City of Santa Barbara formed a SFDG/NPO Update Steering Committee composed of two City Council members, two Planning Commission (PC) members, two Architectural Board of Review (ABR) members two Historic Landmarks Commission (HLC) members, and two Allied Neighborhood Association representatives to guide recommendations for updating the SFDG and NPO;

WHEREAS, the SFDG/NPO Update Steering Committee publicly reviewed over a dozen comprehensive "issue papers" regarding topics related to Single-Family design, including Floor to Lot Area Ratios, in a series of over 30 public hearings beginning in January 2005,

WHEREAS, the SFDG/NPO Update Steering Committee recommended a list of Municipal Code changes and draft SFDG for review and approval by City Council in May 2006;

WHEREAS, the Draft SFDG were presented at a joint public City Council, PC, ABR, and HLC "Open House" in May 2006 and were subsequently reviewed and commented on by each hearing body during at least one of their regular meetings in 2006 and 2007;

WHEREAS, the City Council voted unanimously in August 2006 that regulating maximum home sizes on lots less than 15,000 square feet and providing home size guidelines for larger lots serves an important public purpose in the City of Santa Barbara;

WHEREAS, the City of Santa Barbara has concluded a thorough three-year public process to update the existing Neighborhood Preservation Ordinance and Single-Family Design Guidelines;

WHEREAS, the City of Santa Barbara has concluded that creation of a new Neighborhood Preservation Board (NPB) is necessary to review most single-family residence related applications (and in some cases the HLC will provide review);

WHEREAS, Single Family Design Guidelines are needed to guide NPB and HLC single-family residence application reviews, PC environmental review of single-family residences, as well as review by the City Council of appeals of NPB or HLC decisions;

WHEREAS, the updated Single Family Design Guidelines cover the following topics as they relate to Single-Family Residence project proposals:

- A Guide to the Design Review Process
- Site Planning and Structure Placement
- Compatibility, including instructions on Floor to Lot Area regulations and guidelines
- Two-Story Design Concepts
- Hillside Housing
- Good Neighbor Guidelines and Tips and
- Supplemental Information; and

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act (CEQA) Guidelines; the adoption of the updated Single Family Design Guidelines has been determined by Staff to Qualify for a Categorical Exemption.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA THAT:

The updated Single Family Design Guidelines dated May 2007, attached hereto as Exhibit A, are hereby adopted.

Adopted: _____